

MATRIX DEVELOPMENT, LLC

153 Mercer Street, #4
New York, New York 10012



November 9, 2021

Attention: Mayor Pugh, Deputy Mayor Gallelli and Trustees

Board of Trustees
Village of Croton-On-Hudson
1 Van Wyck Street
Croton-on-Hudson, NY 10520

RE: Mitigation Measures & Host Community Benefit Agreement

Dear Mayor Pugh and Trustees,

In consideration of the mitigating of any potential adverse environmental impacts of the Prickly Pear Solar Project with respect to tree removal, and in addition to stormwater and erosion control measures and other pertinent aspects of their plans, Matrix Development, LLC. and Prickly Pear Solar, LLC propose the following mitigation as part of Matrix's application for special permit/site plan approval;

- 1) Applicant shall pay a lump sum tree clearing mitigation fee of \$78,750 (450 trees x \$175/tree = \$78,750) which shall be funded prior to issuance of the certificate of occupancy.
- 2) Applicant shall plant a total of 250 saplings ranging in size from 10" to 14" inches which will consist of Sugar Maple, Red Oak and Black Cherry species. To the extent practicable, the trees will be planted in the tree clearing areas which will be documented on the project's landscaping plan. The balance of trees, if any, shall be planted elsewhere in the Village as directed by the Village Engineer.
- 3) Applicant shall plant wildflower/pollinator grass seed mixture in and around the solar arrays to further promote enhanced habitat. The mix is composed of various native wildflower species attractive to insects and birds and will be planted and maintained throughout the entire area between and immediately surrounding the solar panels. There are various Northeast mixes and the Applicant will consult with appropriate experts in wildflower gardening and the maintenance of native flora to determine the best mix for the site.

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In addition to the foregoing mitigation actions and fees, the Applicant also proposes to enter into a Host Community Benefit Agreement with the Village of Croton-On-Hudson as follows;

- 1) Prickly Pear Solar, LLC. shall make an annual payment for 15 years to the Village of Croton-On- Hudson in the amount of \$11,000 (\$8,000 per megawatt-ac x 1.375 megawatts-ac = \$11,000) based on the proposed solar energy system size of 1.375 megawatts-ac, which may be offset by any payments required to be made to other property tax authorities, if any. The first payment shall be made by January 10th, of the year following issuance of the Certificate of Occupancy by the Croton-On-Hudson Engineering Department.
- 2) Pursuant to Village Real Property Tax Law (RPTL) 487, the Village of Croton-On-Hudson shall not increase the assessment of the underlying land, nor reclassify the underlying property as a result of the construction of the solar and energy storage system.

We appreciate your consideration of the foregoing and will make ourselves available to answer any questions and to provide any clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Doud", written in a cursive style.

Michael Doud
Matrix Development, LLC.
Director of Development
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mdoud@matrixdevllc.com